

153.0

0007

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 874,500 /

USE VALUE: 874,500 /

ASSESSed: 874,500 /

Total Card /

Total Parcel

874,500

874,500

874,500

PROPERTY LOCATION

OWNERSHIP

PREVIOUS OWNER

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

No

Alt No

Direction/Street/City

41

FISHER RD, ARLINGTON

Unit #:

Owner 1: KUHN JAMES E

Owner 2:

Owner 3:

Street 1: 41 FISHER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry

Postal:

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 2157 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Census:

Flood Haz:

D

s

t

Exmpt

Topo

Street

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

8036

Sq. Ft.

Site

0

80.

0.82

9

528,865

528,900

Total AC/HA: 0.18448

Total SF/SM: 8036

Parcel LUC: 101

One Family

Prime NB Desc

Brackett

Total:

528,865

Spl Credit

Total:

528,900

IN PROCESS APPRAISAL SUMMARY

PREVIOUS ASSESSMENT

SALES INFORMATION

BUILDING PERMITS

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

8036.000

340,200

5,400

528,900

874,500

Total Card

0.184

340,200

5,400

528,900

874,500

Total Parcel

0.184

340,200

5,400

528,900

874,500

Source: Market Adj Cost

Total Value per SQ unit /Card: 405.42

/Parcel: 405.42

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

340,200

5400

8,036.

528,900

874,500

Year end

12/23/2021

2021

101

FV

330,400

5400

8,036.

528,900

864,700

Year End Roll

12/10/2020

2020

101

FV

330,400

5400

8,036.

528,900

864,700

864,700

Year End Roll

12/18/2019

2019

101

FV

248,900

5500

8,036.

495,800

750,200

750,200

Year End Roll

1/3/2019

2018

101

FV

248,400

5500

8,036.

409,900

663,800

663,800

Year End Roll

12/20/2017

2017

101

FV

248,400

5500

8,036.

376,800

630,700

630,700

Year End Roll

1/3/2017

2016

101

FV

248,400

5500

8,036.

343,800

597,700

597,700

Year End

1/4/2016

2015

101

FV

238,300

5500

8,036.

337,200

581,000

581,000

Year End Roll

12/11/2014

Parcel ID

153.0-0007-0014.0

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

937-102

8/1/1980

102,000

No

No

JANET KAY ROBERTS KUHN D.O.D 7/29/2010 BK0093

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

10/7/1996

509

Manual

7,600

REROOF HOUSE/GARAG

8/20/1996

404

Manual

16,000

REB/WDK-REN/BATHS

Date

Result

By

Name

3/10/2018

MEAS&NOTICE

HS

Hanne S

10/29/2008

Meas/Inspect

345

PATRIOT

11/30/1999

Mailer Sent

11/23/1999

Measured

264

PATRIOT

8/3/1993

KT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

PRINT

Date

Time

LAST REV

Date

Time

PAT ACCT.

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Entered Lot Size

Total Land:

Land Unit Type:

102187

03/10/18

!12059!

12/30/21

13:48:06

05/03/18

14:42:58

apro

12059

Patriot Properties Inc.

ASR Map:

Fact Dist:

Reval Dist:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

